Unit 2 Eastern Avenue

Dunstable, LU5 4JY

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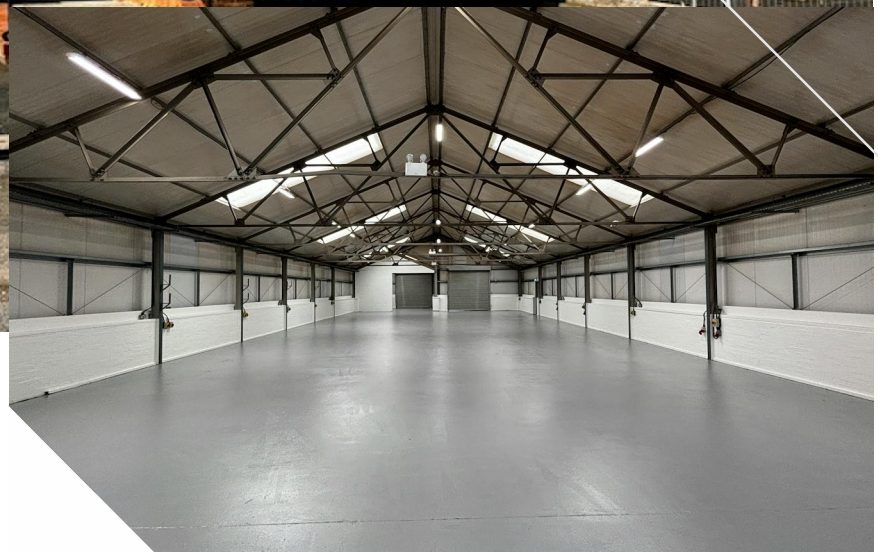
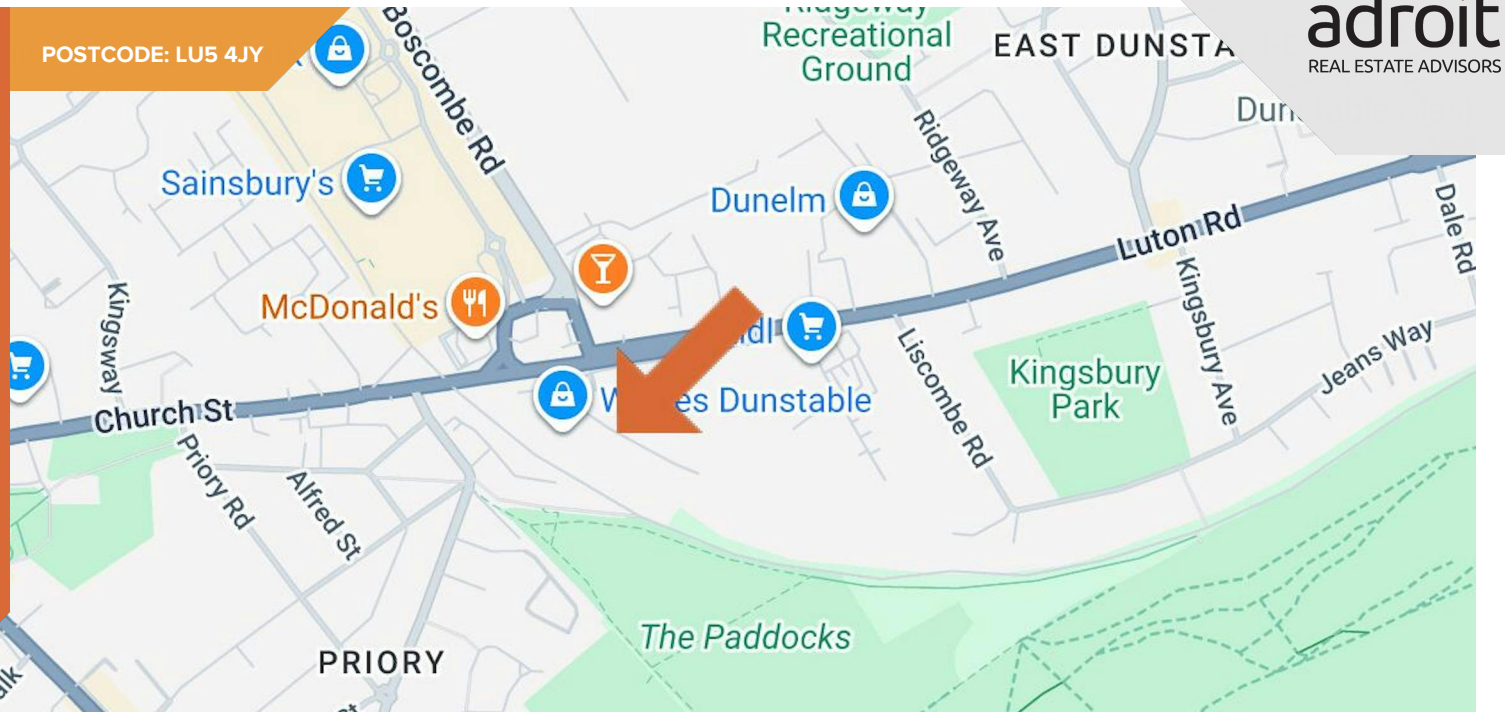


TO LET

4,923 sq ft (457.36 sq m)

- 2 miles from M1 Junction 11
- 3m eaves height
- Forecourt loading area and enclosed rear compound
- 3 level access loading doors (1 front & 2 rear)
- LED lighting in the warehouse
- Three phase power and mains gas



Description

A refurbished, detached warehouse / industrial unit. The unit benefits from 3m eaves height, LED lighting in the warehouse, one motorised loading door at the front of the unit and two manual loading doors to the rear of the unit into a secure compound. The two storey offices benefit from gas central heating, Cat II lighting and double glazing.

The landlord will not consider motor trade uses. A virtual tour of this property is available on the Adroit Real Estate Advisors website.

Location

The property is situated on Eastern Avenue, a large industrial estate overlooking the Luton Road which links Dunstable to M1 Junction 11 and Luton. The unit itself sits adjacent to Wickes. The wider estate includes a number of trade counter occupiers. Screwfix and Toolstation both occupy units on the estate. M1 Junction 11 is less than 2 miles away.

Accommodation

The property has been measured on the basis of Gross Internal Area:

Name	sq ft	sq m
Ground - Warehouse	3,985	370.22
Ground - Offices (GF&1st)	938	87.14
Total	**4,923**	**457.36**

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Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

EPC

D (81)

Availability

Available Immediately

Rent

£11 per sq ft

Service Charge

Not applicable. Current buildings insurance premium is £2,626.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

The property has a Rateable Value of £28,500 in the 2026 Rating List. Not the rate payable.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

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